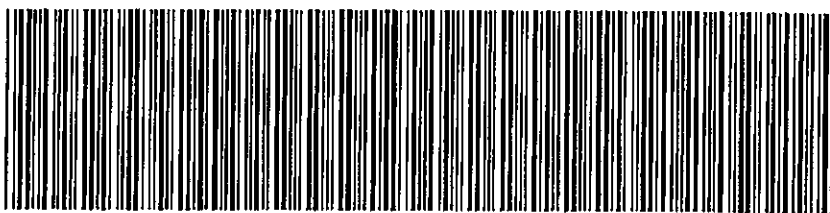


Exhibit B

(Immediately Follows This Page)

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


2011051000489004001EF2A9
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 5
Document ID: 2011051000489004
Document Date: 05-03-2011
Preparation Date: 05-10-2011
Document Type: MORTGAGE
Document Page Count: 4
PRESENTER:

INTRACOASTAL ABSTRACT CO., INC.
31 STEWART STREET
ML PICKUP USTA
FLORAL PARK, NY 11001
516-358-0505
478-Q-01970

RETURN TO:

EDUL N. AHMAD
C/O AHMAD REALTY CORP.
105-20 LIBERTY AVENUE
RICHMOND HILL, NY 11419

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	9317	21	Entire Lot	110-19 ATLANTIC AVE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES
MORTGAGOR/BORROWER:

ATLANTIC 111ST LLC
110-17 ATLANTIC AVENUE
RICHMOND HILL, NY 11418

MORTGAGEE/LENDER:

EDUL N. AHMAD
105-20 LIBERTY AVENUE
RICHMOND HILL, NY 11419

FEES AND TAXES

Mortgage			Filing Fee:	
Mortgage Amount:	\$	490,000.00		\$ 0.00
Taxable Mortgage Amount:	\$	490,000.00	NYC Real Property Transfer Tax:	\$ 0.00
Exemption:				
TAXES: County (Basic):	\$	2,450.00	NYS Real Estate Transfer Tax:	\$ 0.00
City (Additional):	\$	5,512.50		\$ 0.00
Spec (Additional):	\$	1,225.00		
TASF:	\$	0.00		
MTA:	\$	1,470.00		
NYCTA:	\$	3,062.50		
Additional MRT:	\$	0.00		
TOTAL:	\$	13,720.00		
Recording Fee:	\$	57.00		
Affidavit Fee:	\$	0.00		

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 05-26-2011 14:09

City Register File No.(CRFN):

2011000189752

City Register Official Signature

Second Mortgage
Mortgage - Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS MORTGAGE, made the 3rd day of May in the year 2011

BETWEEN

ATLANTIC 111 ST LLC, the mortgagor,

110-17 Atlantic av Richmond Hill, NY

and

Edul N. Ahmad, the mortgagee, 105-20 Liberty Ave., Richmond Hill, NY 11419

WITNESSETH, that to secure the payment of an indebtedness in the sum of

Four Hundred & Ninety Thousand (\$490,000.00) dollars,

lawful money of the United States, to be paid

with interest thereon to be computed from the date hereof,

according to a certain bond,

note or obligation bearing even date herewith, the mortgagor hereby mortgages to the mortgagee.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the
110-19 Atlantic Ave, Richmond Hill, NY 11418 - See Schedule A.

TOGETHER with all right, title and interest of the mortgagor in and to the land lying in the streets and roads in front of and adjoining said premises;

TOGETHER with all fixtures, chattels and articles of personal property now or hereafter attached to or used in connection with said premises, including but not limited to furnaces, boilers, oil burners, radiators and piping, coal stokers, plumbing and bathroom fixtures, refrigeration, air conditioning and sprinkler systems, wash-tubs, sinks, gas and electric fixtures, stoves, ranges, awnings, screens, window shades, elevators, motors, dynamos, refrigerators, kitchen cabinets, incinerators, plants and shrubbery and all other equipment and machinery, appliances, fittings, and fixtures of every kind in or used in the operation of the buildings standing on said premises, together with any and all replacements thereof and additions thereto;

TOGETHER with all awards heretofore and hereafter made to the mortgagor for taking by eminent domain the whole or any part of said premises or any easement therein, including any awards for changes of grade of streets, which said awards are hereby assigned to the mortgagee, who is hereby authorized to collect and receive the proceeds of such awards and to give proper receipts and acquittances therefor, and to apply the same toward the payment of the mortgage debt, notwithstanding the fact that the amount owing thereon may not then be due and payable; and the said mortgagor hereby agrees, upon request, to make, execute and deliver any and all assignments and other instruments sufficient for the purpose of assigning said awards to the mortgagee, free, clear and discharged of any encumbrances of any kind or nature whatsoever.

AND the mortgagor covenants with the mortgagee as follows:

1. That the mortgagor will pay the indebtedness as hereinbefore provided.
2. That the mortgagor will keep the buildings on the premises insured against loss by fire for the benefit of the mortgagee; that he will assign and deliver the policies to the mortgagee; and that he will reimburse the mortgagee for any premiums paid for insurance made by the mortgagor on the mortgagor's default in so insuring the buildings or in so assigning and delivering the policies.
3. That no building on the premises shall be altered, removed or demolished without the consent of the mortgagee.
4. That the whole of said principal sum and interest shall become due at the option of the mortgagee: after default in the payment of any instalment of principal or of interest for fifteen days; or after default in the payment of any tax, water rate, sewer rent or assessment for thirty days after notice and demand; or after default after notice and demand either in assigning and delivering the policies insuring the buildings against loss by fire or in reimbursing the mortgagee for premiums paid on such insurance, as hereinbefore provided; or after default upon request in furnishing a statement of the amount due on the mortgage and whether any offsets or defenses exist against the mortgage debt, as hereinafter provided. An assessment which has been made payable in instalments at the application of the mortgagor or lessee of the premises shall nevertheless, for the purpose of this paragraph, be deemed due and payable in its entirety on the day the first instalment becomes due or payable or a lien.
5. That the holder of this mortgage, in any action to foreclose it, shall be entitled to the appointment of a receiver.
6. That the mortgagor will pay all taxes, assessments, sewer rents or water rates, and in default thereof, the mortgagee may pay the same.
7. That the mortgagor within five days upon request in person or within ten days upon request by mail will furnish a written statement duly acknowledged of the amount due on this mortgage and whether any offsets or defenses exist against the mortgage debt.
8. That notice and demand or request may be in writing and may be served in person or by mail.
9. That the mortgagor warrants the title to the premises.
10. That the fire insurance policies required by paragraph No. 2 above shall contain the usual extended coverage endorsement; that in addition thereto the mortgagor, within thirty days after notice and demand, will keep the premises insured against war risk and any other hazard that may reasonably be required by the mortgagee. All of the provisions

81: Jarnail Singh

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Queens, ss:

On the 3rd day of June in the year 2011, before me, the undersigned, personally appeared Jarnall Singh

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

LENE GERSTEIN
Notary Public, State of New York
No. 01GE4920790
Qualified in Nassau County
Commission Expires February 16, 2008

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(If the place of residence is in a city, include the street and street number if any, thereof; that he/she/they know(s))

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

First Mortgage

478-001970
Title No. 615-8740

Singh
TO
Ahmad



ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or Insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year ; before me the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION: 40

BLOCK: 9317

LOT: 21

COUNTY OR TOWN: Richmond Hill

RETURN BY MAIL TO:

Edu N. Ahmad
C/O Ahmad Realty Corp.
105-20 Liberty Ave, Richmond Hill, NY 11419

Schedule A Description

Title Number 615-874Q

Page 1

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of 111th Street and the northerly side of Atlantic Avenue;

RUNNING THENCE northerly along the westerly side of 111th Street, 124.26 feet;

THENCE westerly at right angles to the westerly side of 111th Street, 100.11 feet;

THENCE southerly at right angles to the last described course, 25.02 feet;

THENCE westerly at right angles to the last described course, 20.02 feet;

THENCE southerly at right angles to the last described course, 98.36 feet to the northerly side of Atlantic Avenue;

THENCE easterly along the northerly side of Atlantic Avenue, 120.13 feet to the corner aforesaid, the point or place of BEGINNING.

1. ____ The attached mortgage covers real property improved or to be improved by a one or two family dwelling.

2. ____ The attached mortgage covers real property principally improved or to be improved by one or more structures containing in the aggregate not more than six residential dwelling units, each having their own separate cooking facilities.

3. ☒ The attached mortgage does not cover real property improved as described above

☐ This Mortgage was assigned to

by Assignment of Mortgage dated

☐ and recorded on

in the

of

, State of New York, at

☐ (3) This Mortgage given by

and dated

in favor of

securing the original principal amount of U.S. \$

This Mortgage was recorded on

, in the

of

, State of New York, at

☐ At this date, the unpaid principal balance secured by this Mortgage is U.S. \$

☐ This Mortgage was assigned to

. This Mortgage secures a Note dated

by Assignment of Mortgage dated

☐ and recorded on

in the

of

, State of New York, at

ESK
M&L